

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7/24 Moonya Road, Carnegie Vic 3163

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$695,000

Property Type Unit

Suburb Carnegie

Period - From 01/10/2020

to 31/12/2020

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/1260 Dandenong Rd MURRUMBEENA 3163	\$811,600	25/11/2020
2	2/32-34 Truganini Rd CARNEGIE 3163	\$780,600	12/12/2020
3	2/13 St Huberts Rd CARNEGIE 3163	\$754,001	27/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/02/2021 15:55



Property Type: Unit

Agent Comments

Comparable Properties



3/1260 Dandenong Rd MURRUMBEENA 3163 (REI/VG)

Agent Comments



Price: \$811,600

Method: Private Sale

Date: 25/11/2020

Property Type: Unit



2/32-34 Truganini Rd CARNEGIE 3163 (VG)

Agent Comments



Price: \$780,600

Method: Sale

Date: 12/12/2020

Property Type: Flat/Unit/Apartment (Res)



2/13 St Huberts Rd CARNEGIE 3163 (REI/VG)

Agent Comments



Price: \$754,001

Method: Sold Before Auction

Date: 27/11/2020

Property Type: Unit